



VIPUL N. AMBADE

B.A,LLB.

Advocate High Court

Address : Gururaj Complex , "D" Wing , Aptewadi, Badlapur(W) - 421503
Mo. No.9004913676

Date : 10th May,2021

To,

Maharashtra Real Estate Regulatory Authority

Housefin Bhavan, Plot No.C-21,

E-Block, Bandra Kurla Complex,

Bandra (E), Mumbai 400051

Report on Title

Reg : All that piece and parcel of land, ground and plot admeasuring 1734.35 sq. metres (inclusive of (inclusive of 237.65 sq. metres as per Lease Deed plus 227.18 sq. metres additional area 322.05 sq. metres as NTB-NIB area and 947.47 sq. metres as encroached area) lying, being and situated at village Majiwade, Sector IV, bearing Survey No. 206/4(pt) and 381 (pt) at Vartak Nagar, Thane within the limits of Municipal Corporation of Thane, registration district and sub-district Thane

M/s. Nakshatra Builders, a partnership firm, having its office at Room No. 1, Borlikar Chawl, near Vinod Cooperative Housing Society Limited, Edulji Road, Charai, Thane West has submitted the following documents for seeking report on title of the captioned property viz. :

1. Indenture of Lease dated 26th November, 1999 registered at the office of Sub-Registrar of Assurances at Thane - 1 under serial No. TNN1-7152/1999 on 26.11.1999 between The Maharashtra Housing and Area Development Authority as Lessor and Shri Bhagwanrao Keshavrao Nagapurkar as Lessee in respect of land plot admeasuring 112.24 sq. metres
2. Indenture of Lease dated 27th February 2006 registered at the office of Sub-Registrar of Assurances at Thane - 1 under serial No. TNN1/1192/2006 between The Maharashtra Housing and Area Development Authority as Lessor and Shri Bhagwanrao Keshavrao Nagapurkar as Lessee in respect of land plot admeasuring 125.41 sq. metres read with Renewal of Lease dated 05.09.2010 registered at the office of Sub-Registrar of Assurances at Thane -5 under serial No. TNN-5/12461/2010
3. Deed of Assignment dated 15.09.2010 registered at the office of Sub-Registrar of Assurances at Thane under serial No. TNN-5/12462/2010 between Bhagwan Keshav Nagapurkar as the Assignor and M/s. Satnam Enterprises as the Assignee and The

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Maharashtra Housing and Area Development Authority as the Confirming Party in respect of land plot admeasuring 112.24 sq. metres

4. Deed of Assignment dated 15.09.2010 registered at the office of Sub-Registrar of Assurances at Thane-5 under serial No.TNN5/12463/2010 between Bhagwan Keshav Nagapurkar as the Assignor and M/s. Satnam Enterprises as the Assignee and The Maharashtra Housing and Area Development Authority as the Confirming Party in respect of land plot admeasuring 125.41 sq. metres
5. Agreement for Development dated 13.04.2012 registered at the office of Sub-Registrar of Assurances at Thane -5 under serial No. TNN-5-3365/2012 made and executed between M/s. Satnam Enterprises as the Assignor and M/s. Nakshatra Builders in respect of two pieces and parcels of land viz. 112.24 sq. metres and 125.41 sq. metres thus totally admeasuring 237.65 sq. metres along with the right to obtain the lease of adjoining plots, encroached area, Tit-Bit plots read with Power of Attorney dated 13.04.2012 executed before the Sub-Registrar of Assurances at Thane-5 under serial No. 327/2012 on 13.04.2012.
6. Letter bearing No.CO/KB/AA/NOC/751/2015 dated 20.04.2015 issued by the Konkan Housing and Area Development Board (a MHADA Unit) in respect of :
 - i. Grant of total area for conveyance of 464.83 sq. metres (i.e. area as per Lease Deed 237.65 sq. metres plus additional area of 227.18 sq. metres)
 - ii. Allotment of additional land (as NTBNIB) admeasuring 322.05 sq. metres with 1.00 Floor Space Index
 - iii. Allotment additional built up area of 1523.01 sq. metres for residential use beyond existing 2.5 Floor Space Index subject to approval from Thane Municipal Corporation
 - iv. Allotment of additional built up area of 18.32 sq. metres (i.e. 15% of 122.14 sq. metres)
7. Letter bearing No.CO/KB/AA/NOC/485/2016 dated 14.01.2016 issued by the Konkan Housing and Area Development Board (a MHADA Unit) to Additional Director of Town Planning, Thane Municipal Corporation granting No Objection for sanction of plan on the admcaasuring 786.88 sq. metres (i.e. area as per Lease Deed 237.65 sq. metres plus additional area of 227.18 sq. metres plus additional land as NTBNIB 322.05 sq. metres).
8. Letter bearing No.CO/KB/AA/Vartak Nagar/388/2017 dated 07.01.2017 issued by the Konkan Housing and Area Development Board (a MHADA Unit) considering the allotment of built up area of 355.51 sq. metres for commercial use kept reserved for Thane Municipal Corporation for encroached plot No.4 in approved layout of Vartak Nagar subject to approval of Thane Municipal Corporation, thereby permitting 1985.52 sq. metres built up area plus 355.51 sq. metres for commercial use.

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9. Letter bearing No.CO/KB/AA/NOC/5514/2017 dated 12.05.2017 read with Corrigendum bearing No.CO/KB/AA/Vartak Nagar/867/2018 dated 14.02.2018 issued by the Konkan Housing and Area Development Board (a MHADA Unit) to Additional Director of Town Planning, Thane Municipal Corporation granted the No Objection for construction on the plot admeasuring 786.88 sq. metres (i.e. area as per Lease Deed 237.65 sq. metres plus additional area of 227.18 sq. metres plus additional land as NTBNIB 322.05 sq. metres).
10. Letter bearing No.Mi.Vya-1/Ko.Man./6615/2018 dated 23.08.2018 issued by Konkan Housing and Area Development Board (a MHADA Unit) considering Nakshatra Builders to be substituted in place and stead of M/s. Satnam Enterprises in the Records of Konkan Housing and Area Development Board (a MHADA Unit).
11. Permission/Commencement Certificate granted by Thane Municipal Corporation bearing VP No. S04/0093/16/TMC/TDD/2541/18 dated 19.04.2018
12. Letter bearing No.CO/KB/AA/Vartak Nagar/247/2021 dated 28.04.2021 issued by the Konkan Housing and Area Development Board (a MHADA Unit) to Additional Director of Town Planning, Thane Municipal Corporation granting the No Objection Certificate for redevelopment on the land 1734.35 sq. metres (inclusive of 237.65 sq. metres as per Lease Deed plus 227.18 sq. metres additional area 322.05 sq. metres as NTB-NIB area and 947.47 sq. metres as encroached area).
13. Search Report.

On perusal of the above mentioned, I am of the opinion that the said captioned property is permitted to be developed by Konkan Housing and Area Development Board (a MHADA Unit) in accordance with the above recited permissions and no objection letters and accordingly M/s. Nakshatra Builders in terms of the Development Agreement dated 13.04.2012 registered at the office of Sub-Registrar of Assurances at Thane -5 under serial No. TNN-5-3365/2012 read with Power of Attorney dated 13.04.2012 executed before the Sub-Registrar of Assurances at Thane-5 under serial No. 327/2012 on 13.04.2012 is entitled to the said two pieces and parcels of land viz. 112.24 sq. metres and 125.41 sq. metres thus totally admeasuring 237.65 sq. metres along with the right to obtain the lease of adjoining plots, encroached area, Tit-Bit plots and in accordance with the Permission/Commencement Certificate granted by Thane Municipal Corporation bearing VP No. S04/0093/16/ TMC/TDD/2541/18 dated 19.04.2018 M/s. Nakshatra Builders is entitled to carry out the construction on the land totally admeasuring 1734.35 sq. metres and further by and under the Letter bearing No.Mi.Vya-1/Ko.Man./6615/2018 dated 23.08.2018 the said Konkan Housing and Area Development Board (a MHADA Unit) has considered M/s. Nakshatra Builders to be substituted in place and stead of M/s. Satnam Enterprises in the records of Konkan Housing and Area Development Board (a MHADA Unit) and

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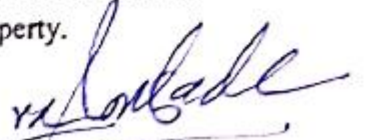
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accordingly M/s. Nakshatra Builders has a good and marketable title to develop the said property.

I have also gone through the Search Report dated 05-12-2020 taken at the office of Sub-Registrar of Assurances at Thane by Shri Sachin Patil and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.


Advocate